

**SEC. 10-1.900 NEIGHBORHOOD COMMERCIAL-RESIDENTIAL  
DISTRICT (CN-R)**

Sections:

- Section 10-1.905 Purpose.
- Section 10-1.910 Subdistricts.
- Section 10-1.915 Uses Permitted.
- Section 10-1.920 Conditionally Permitted Uses.
- Section 10-1.925 Lot Requirements.
- Section 10-1.930 Yard Requirements.
- Section 10-1.935 Height Limit.
- Section 10-1.940 Site Plan Review Required.
- Section 10-1.945 Minimum Design and Performance Standards.

**SEC. 10-1.905 PURPOSE.**

The CN-R District includes a mixture of neighborhood serving businesses and residences along portions of certain arterials in order to provide housing with ready access to shops and transit. The CN-R District encourages joint development of lots along arterials in order to minimize curb cuts and maximize architectural continuity. The CN-R District adjusts parking and open space requirements to reflect the characteristics of mixed-use development along arterials.

**SEC. 10-1.910 SUBDISTRICTS.**

SD1, SD2 and SD6 (See Section 10-1.2600).

**SEC. 10-1.915 USES PERMITTED.**

**Primary Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the CN-R District as primary uses:

- (1) Administrative and Professional Offices/Services.
  - (a) Accounting and financial offices. (Excluding check cashing store.)
  - (b) Architectural and engineering offices.
  - (c) Banks and financial institutions.
  - (d) Chiropractic or acupuncture office.
  - (e) Insurance and real estate offices.
  - (f) Law offices.
  - (g) Medical and dental offices.
  - (h) Travel and airline agency offices.

- (2) Automobile Related Uses.  
None.

- (3) Personal Services.
- (a) Barber or beauty shop.
  - (b) Dance studio.
  - (c) Dry cleaner/laundry.
  - (d) Martial arts studio.
  - (e) Music studio.
  - (f) Nail salon.
  - (g) Palm reading service.
  - (h) Photography studio.
  - (i) Physical fitness studio.
  - (j) Shoe repair shop.
  - (k) Tailor/seamstress shop.

- (4) Residential Uses.  
Residential dwelling unit(s).

(Above first floor non-residential uses only; required at 27.0 to 55.0 units per net acre above ground-floor commercial uses in the SD6 Special Design District)

- (5) Retail Commercial Uses.
- (a) Antique store.
  - (b) Appliance store.
  - (c) Art and art supplies store.
  - (d) Bakery.
  - (e) Bicycle shop.
  - (f) Bookstore.
  - (g) Camera store.
  - (h) Card shop.
  - (i) Carpet/drapery store.
  - (j) Clothing store.
  - (k) Coffee/espresso shop.
  - (l) Delicatessen.
  - (m) Fabric store.
  - (n) Floral shop.
  - (o) Furniture store.
  - (p) Garden supplies store.
  - (q) Gift shop.
  - (r) Hardware store.
  - (s) Jewelry store.
  - (t) Locksmith shop.
  - (u) Music store.
  - (v) Nursery (plant).
  - (w) Paint/wallpaper store.

- (x) Pet grooming shop.
- (y) Pet store.
- (z) Plumbing and heating store.
- (aa) Restaurant. (Where not abutting a residential district or property and no bar)
- (bb) Sporting goods store.
- (cc) Stationary store.
- (dd) Supermarket.
- (ee) Theater (Small Motion Picture or Live Performance only.)
- (ff) Thrift store.
- (gg) Toy store.
- (hh) Variety store.
- (ii) Video sales and rental store.

(6) Service Commercial Uses.

- (a) Copying or reproduction facility.
- (b) Mailing or facsimile service.
- (c) Reverse vending machine(s). (When located within a convenience zone)

(7) Other Uses.

- (a) Banquet hall. (Where not abutting a residential district or property and where no alcohol is served)
- (b) Christmas tree or pumpkin patch lot. (See General Regulations Section 10-1.2735c. for standards)
- (c) Day Care Center. (Less than 24-hour care for children or adults, 15 or more persons, excluding staff. See definitions.)
- (d) Educational facility. (Small, generally less than 2,000 sq. ft. design to augment the education)
- (e) Public agency facilities.

b. Secondary Uses. The following uses are permitted as secondary or subordinate uses to the uses permitted in the CN-R District:

- (1) Accessory buildings and uses. (See Section 10.1.845a.-d.)
- (2) Garage sales. (4 per year per dwelling. See Section 10-1.2735d.)
- (3) Home Occupation. (See definitions)
- (4) Household pets.

**SEC. 10-1.920 CONDITIONALLY PERMITTED USES.**

- a. **Administrative Uses.** The following uses, or uses determined to be similar by Planning Director, are permitted in the CN-R District, subject to the approval of an administrative use permit:

- (1) **Administrative and Professional Offices/Services.**  
Medical/Dental laboratory.
- (2) **Automobile Related Uses.**  
Parking lot.
- (3) **Personal Services.**  
Massage parlor. (When located within an established beauty or tanning salon)
- (4) **Residential Uses.**  
Multiple-family dwellings with ground level units.  
(Not allowed in the SD6 Special Design District.)
- (5) **Retail Commercial Uses.**  
None.
- (6) **Service Commercial Uses.**  
Restaurants. (When abutting residential district or use or containing a bar.)
- (7) **Other Uses.**
  - (a) Animal grooming service.
  - (b) Animal hospital.
  - (c) Convalescent hospital.
  - (d) Cultural facility.
  - (e) Educational facility.
  - (f) Home occupation - expanded.
  - (g) Recreational facility.
  - (h) Religious facility.
  - (i) Temporary use.

- b. **Conditional Uses.** The following uses, or uses determined to be similar by Planning Director, are permitted in the CN-R District subject to approval of a conditional use permit:

- (1) **Administrative and Professional Offices/Services.**
  - (a) Check cashing store.
  - (b) Payday loan facilities.
- (2) **Automobile Related Uses.**  
None.

- (3) Personal Services.
  - (a) Massage parlor. (When not located within an established beauty or tanning salon)
  - (b) Tattoo parlor.
- (4) Residential Uses.  
None.
- (5) Retail Commercial Uses.
  - (a) Bar, Cocktail lounge.
  - (b) Dance or night club.
  - (c) Liquor store.
  - (d) Theater, Large Motion Picture

(See General Regulations Sections 10-1.2750 et seq. for regulations of alcohol.)

(See Section 10-1.1045 for special requirements; not allowed in the SD6 Special Design District.)
- (6) Service Commercial Uses.  
None.
- (7) Other Uses.  
None.

**SEC. 10-1.925 LOT REQUIREMENTS.**

- a. Minimum Lot Size: 10,000 square feet.  
(20,000 square feet in the SD6 Special Design District.)
- b. Minimum Lot Area per Dwelling Unit:
  - (1) Lots with less than 80 feet of frontage and/or less than 20,000 square feet in area shall require a minimum of 2,500 square feet of lot area per dwelling unit.
  - (2) Lots with more than 80 feet of frontage and more than 20,000 square feet in area shall be allowed a minimum of 1,743 square feet of lot area per dwelling.
- c. Minimum Lot Frontage: 100 feet.
- d. Minimum Average Lot Width: 100 feet.
- e. Maximum Lot Coverage: 90 percent.
- f. Minimum Lot Depth: 80 feet.
- g. Special Lot Requirements and Exceptions: See General Regulations Section 10-1.2720.

**SEC. 10-1.930 YARD REQUIREMENTS.**

- a. Minimum Front Yard: 10 feet.
- b. Minimum Side Yard: None, except where entrances or windows face the side lot line, 10 feet shall be required.
- c. Minimum Side Street Yard: 10 feet.
- d. Minimum Rear Yard: 20 feet.
- e. Special Yard Requirements and Exceptions: See General Regulations Section 10-1.2725.

**SEC. 10-1.935 HEIGHT LIMIT.**

- a. Maximum Building Height: 40 feet.  
(60 feet in the SD6 Special Design District.)
- b. Maximum Accessory Building Height: 14 feet and one story.
- c. Maximum Height for Fences/hedges/walls:
  - (1) Front and Side Street Yard 4 feet.
  - (2) Side and Rear Yard 6 feet.  
(Also see Section 10-1.845k. for additional standards).
- d. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.

**SEC. 10-1.940 SITE PLAN REVIEW REQUIRED.**

Site plan review approval is required before issuance of any building or construction permit or construction of a fence within this district only if the Planning Director determines that a project materially alters the appearance and character of the property or area or may be incompatible with City policies, standards, and guidelines.

**SEC. 10-1.945 MINIMUM DESIGN AND PERFORMANCE STANDARDS.**

The City recognizes that high-quality design of commercial and residential structures can contribute to a positive appearance of commercial districts and neighborhoods and improve the overall character of the community. This Section establishes design and performance standards that shall apply to the construction of residential and commercial

buildings and certain commercial uses in the CN-R District, including but not limited to cultural, educational, religious or recreational facilities.

**Multiple-family dwelling.**

For multiple-family dwellings, refer to the criteria and standards contained in the RM or RH Districts, Sections 10-1.400 and 10-1.500 respectively, whichever is most consistent with the General Plan and associated Neighborhood Plan.

**Non-Residential Uses.**

For commercial buildings and uses, including but not limited to cultural, educational, religious or recreational facilities, refer to the criteria and standards contained in the CN District, Section 10-1.800.

All non-residential uses are subject to the following requirements; provided, however, that exceptions from these requirements may be authorized by approval of a conditional use permit:

- (1) Offices shall be no larger than 2,000 square feet and no more than 2,000 square feet of office space may be contained in any building or group of buildings on a parcel or building site.
- (2) Operating hours shall not begin before 7:00 a.m. nor end after 10:00 p.m.

**Mixed-Use Development.**

Mixed-use development, which entails residential uses over ground floor non-residential uses, shall be subject to the following requirements:

- (3) Shall provide separate entrances, isolation of noise and smell generating activities, and other compatibility features shall be addressed.
- (4) Special attention shall be given to architectural and landscape continuity, vehicular access and attractive pedestrian orientation. Where at all possible, parking in front of the building shall be avoided.
- (5) A minimum of 150 square feet of usable open space per residential dwelling unit shall be provided.

In the SD6 Special Design District:

- (a) For at least 40% of the units in each development, a minimum of one hundred (100) square feet of usable private open space, consisting of a private yard, patio, porch, deck balcony or a combination of the above, shall be provided for each unit.

- (b) All developments shall provide a minimum fifteen percent (15%) of the lot area plus 100 square feet per unit for each unit that is not provided private open space as usable common open space for passive and active recreational uses. Usable open space areas shall not include public or private rights-of-way; vehicular parking area; areas adjacent to or between structures less than fifteen (15) feet apart; required building setback areas; private patios or yards; or areas having a slope greater than 3:1. Usable open space can include roof decks (including roof deck above structured or podium parking) or interior group open space accessible to all residents in the development.
  - (c) All common opens space associated with developments shall have, at a minimum, a landscaped area of six hundred (600) square feet complete with two (2) benches. Additional amenities may include, but are not limited to, a swimming pool, spa, tot lot with play equipment, picnic shelter with barbecue area, court game facilities and indoor exercise facilities. The types of amenities shall be dependent upon the nature of development and shall be approved by the reviewing authority.
- (6) Studio apartments shall be required to have only one covered off-street parking space per dwelling unit.

In the SD6 Special Design District, residential units are allowed a maximum of 1.5 spaces per studio or one-bedroom unit and 2.0 spaces for units with two or more bedrooms; non-residential uses are required to provide 1.0 space for each 315 square feet of non-residential gross floor area.

- (7) For properties located along Mission Boulevard between Harder Road and Industrial Parkway, compliance with provisions in the SD6 Special Design District.